

**APPROVED**  
MAY 07 2020

**BOARD OF RECREATION  
AND PARK COMMISSIONERS**

**BOARD REPORT**

NO. 20-068

DATE May 07, 2020

C.D. 13

**BOARD OF RECREATION AND PARK COMMISSIONERS**

**SUBJECT:** LEMON GROVE RECREATION CENTER – PLAYGROUND REPLACEMENT (PRJ21345) PROJECT – ALLOCATION OF QUIMBY AND ZONE CHANGE FEES – CATEGORICAL EXEMPTION FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO ARTICLE III, SECTION 1, CLASS 1(3) [UPGRADE OF EXISTING PEDESTRIAN TRAILS], CLASS 2 [REPLACEMENT OF EXISTING STRUCTURES WHERE THE NEW STRUCTURE WILL BE LOCATED ON THE SAME SITE AND HAVE SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY] AND CLASS 11(6) [PLACEMENT OF ACCESSORY STRUCTURES] OF CITY CEQA GUIDELINES AND ARTICLE 19, SECTIONS 15301(c), 15302 AND 15311 OF CALIFORNIA CEQA GUIDELINES

AP Diaz	_____	S. Piña-Cortez	_____
H. Fujita	_____	C. Santo Domingo	<u>CS</u>
V. Israel	_____	N. Williams	_____



General Manager

Approved   X   Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Approve the scope of work for the Lemon Grove Recreation Center – Playground Replacement (PRJ21345) Project (Project), as described in the Summary of this Report;
2. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee to transfer Six Hundred Twenty-Eight Thousand, Nine-Hundred Sixty-Five Dollars and Ninety-One Cents (\$628,965.91) in Zone Change Fees from Zone Change Account No. 89440K-00 to Lemon Grove Recreation Center Account No. 89460K-LG;
3. Authorize RAP’s Chief Accounting Employee to transfer Four Hundred Seventy-One Thousand, Thirty-Four Dollars and Nine Cents (\$471,034.09) in Quimby Fees from Quimby Account No. 89460K-00 to Lemon Grove Recreation Center Account No. 89460K-LG;
4. Approve the allocation of One Million, One Hundred Thousand Dollars (\$1,100,000.00) in Quimby Fees from Lemon Grove Recreation Center Account No. 89460K-LG for the proposed Project;

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5. Determine that the proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3) [Upgrade of existing pedestrian trails], Class 2 [Replacement of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity] and Class 11(6) [Placement of accessory structures] of City CEQA Guidelines and Article 19, Sections 15301(c), 15302 and 15311 of California CEQA Guidelines and direct RAP staff to file a Notice of Exemption (NOE) with the City and Los Angeles County Clerk's Office;
6. Authorize RAP's Chief Accounting Employee to prepare a check to the Los Angeles County Clerk in the amount of \$75.00 for the purpose of filing an NOE; and,
7. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

Lemon Grove Recreation Center is located at 4959 Lemon Grove Avenue in the Hollywood community of the City. This 3.87-acre facility includes a playground, picnic tables, two (2) full basketball courts, a baseball diamond, auditorium, jogging path, and exercise equipment for the surrounding community. Approximately 13,319 residents live within a 1/2-mile walking distance from Lemon Grove Recreation Center. Due to the facilities, features, programs, and services it provides, Lemon Grove Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

### PROJECT SCOPE

The proposed Project includes the replacement of the existing play area, as well as other improvements including fencing and path of travel.

### PROJECT FUNDING

Upon approval of this report, Six Hundred Twenty-Eight Thousand, Nine-Hundred Sixty-Five Dollars and Ninety-One Cents (\$628,965.91) in Zone Change Fees will be transferred from the Zone Change Account No. 89440K-00 to Lemon Grove Recreation Center Account No. 89460K-LG.

Upon approval of this report, Four Hundred Seventy-One, Thirty-Four Dollars and Nine Cents (\$471,034.09) in Quimby Fees will be transferred from the Quimby Account No. 89460K-00 to Lemon Grove Recreation Center Account No. 89460K-LG.

Upon approval of this Report, One Million, One Hundred Thousand Dollars (\$1,100,000.00) in Quimby Fees and Zone Change Fees from Lemon Grove Recreation Center Account No. 89460K-LG can be allocated to the proposed Project.

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The Quimby and Zone Change Fees were collected within five (5) miles of Lemon Grove Recreation Center, which is the standard distance for the allocation of Quimby and Zone Change Fees for community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Quimby and Zone Change Fees	302/89/89460K-LG	\$1,100,000.00	100%
<b>Total</b>		\$1,100,000.00	100%

PROJECT CONSTRUCTION

RAP staff has determined that sufficient funding has been identified and construction of the proposed Project is anticipated to begin in September 2020.

TREES AND SHADE

The approval of this proposed Project will have no impact on existing trees and no new trees are proposed to be added to Lemon Grove Recreation Center as a part of this proposed Project.

ENVIRONMENTAL IMPACT

The proposed Project consists of the upgrade of existing pedestrian trails; replacement of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity, and of placement of accessory structures to existing institutional facilities. As such staff recommends that the Board of Recreation and Park Commissioners (Board) determines that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1(3), Class 2 and Class 11(6) of City CEQA Guidelines as well as Article 19, Sections 15301(c), 15302 and 15311 of California CEQA Guidelines. An NOE will be filed with the Los Angeles County Clerk upon Board's approval.

FISCAL IMPACT

The approval of this allocation of Quimby and Zone Change Fees for this Project will have no fiscal impact on RAP's General Fund.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby and Zone Change Fees or funding sources other than RAP's General fund. The maintenance of the proposed park improvements can be performed by current RAP staff with no overall impact to existing maintenance service at this facility.

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STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 1:** Provide Safe and Accessible Parks

**Outcome No. 2:** All parks are safe and welcoming

**Result:** The replacement of the existing playground and surrounding fencing and path of travel will enhance the user's park experience.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Construction and Maintenance Branch.